



Waterhouse, Hedingham Road, Great Yeldham, Halstead, CO9 4HS

Location

Great Yeldham is situated approximately 20 miles west of Colchester via the A1124 (Halstead Road) and A1017 (Hedingham Road). The subject property occupies a prominent main road position within a small commercial complex, close to the Colne Valley Railway.

Description

The property comprises a detached, two storey office building with attractive brick elevations beneath a pitched slate roof and offers a range of cellular offices benefiting from plastered and painted walls, carpeting, recessed lighting, accessible and ladies/gents WC facilities. Part of the ground floor is fitted as a workshop benefiting from concrete floors, WC and double loading doors onto the side yard.

To the front there are 12 number car parking spaces and to the side a secure concreted yard with double steel entrance gates.

To the side of the office building is a further large partly concreted open yard which is accessed via double gates on the rear boundary. This is accessed either through the car park, or separately a via service road to the rear, leading from the main road (Dicketts Hill).

Accommodation

The property has the following gross and Net internal areas:

Office Building

Ground Floor

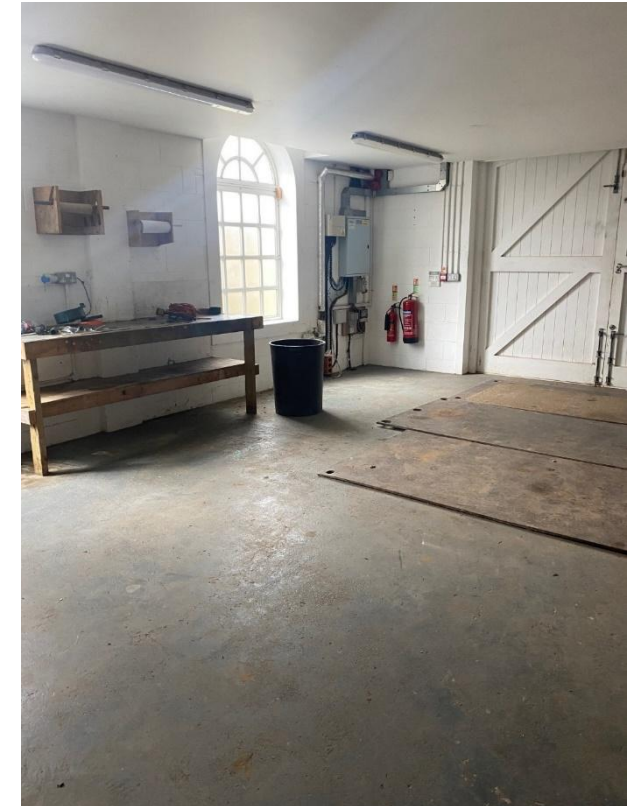
Offices	970 sq. ft
Workshop	700 sq. ft

First floor

Offices	<u>1,307 sq. ft</u>
Nett Internal Area	2,977 sq. ft (276.52 sq. m)

External

12 number car spaces and side yard	
Total site area	0.52 Acres (0.208 Hectares)





Asking Terms

The property is available freehold as a whole at an asking price of £595,000.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £30,750. We have been unable to identify the Rateable Value of the adjoining yard. Interested parties should make their own investigations of Braintree District Council 01376 552525.

Town Planning

The main office building is understood to benefit from an established office use with associated storage and yard.

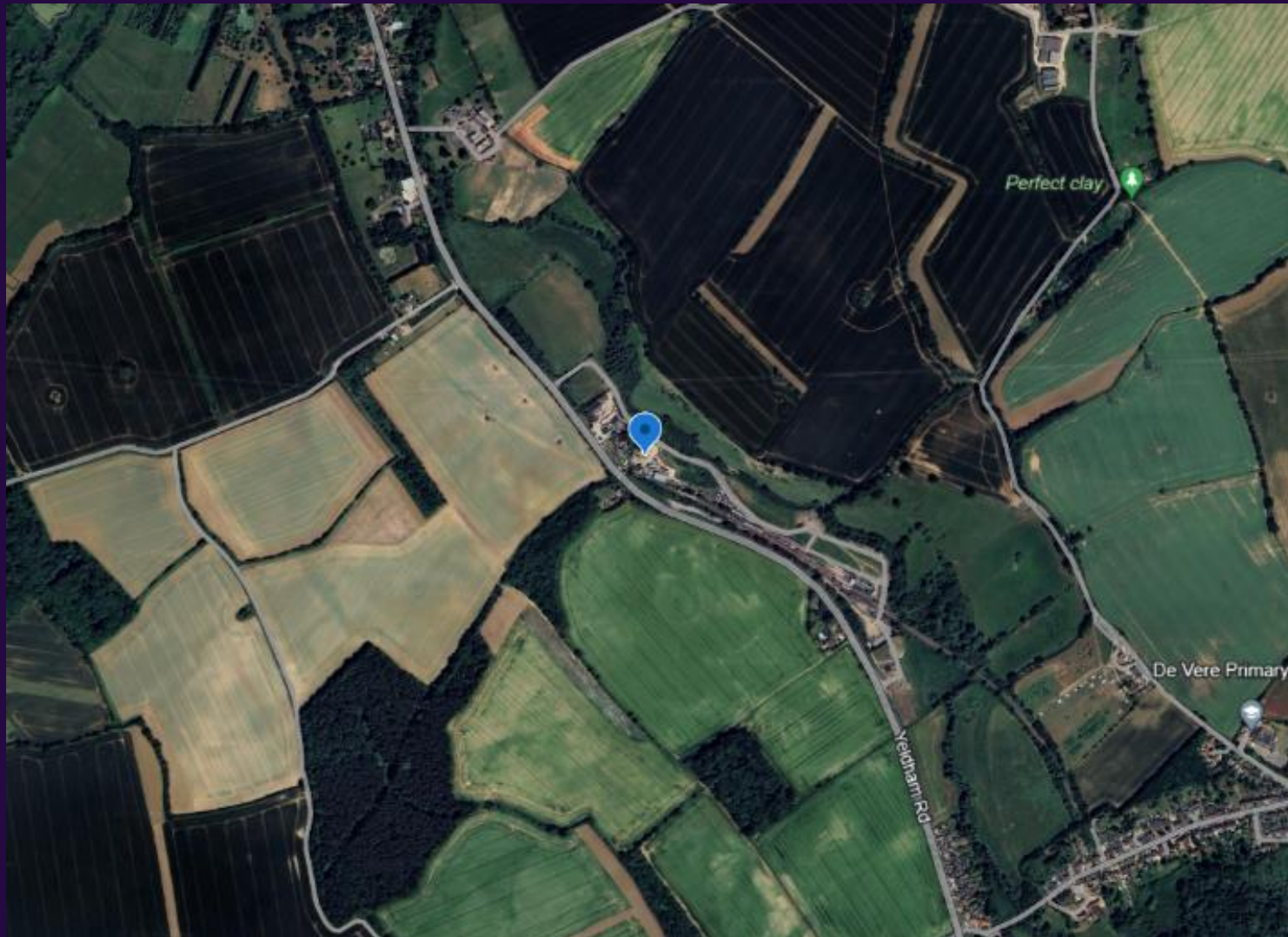
Legal Costs

Both parties will be responsible for their own legal costs incurred in this transaction.

EPC

The property has a current EPC rating of A24.





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